

63.16 ACRES TOTAL

A MINIMUM OF TWO OFF-STREET PARKING SPACES BE PROVIDED FOR EACH LOT. COMMERCIAL/MULTI-FAMILY SHALL BE IN COMPLIANCE WITH THE U.D.C.

PHASE I SHALL HAVE A FIVE PERCENT PROVIDING PARK SPACE. PHASE II WILL COMPLY WITH THE PARK REQUIREMENTS AS PER U.D.C. SECTION 30-500, TABLE 300-1.

CLUB HOUSE, POOL, & OTHER RECREATIONAL FACILITIES WILL BE PROVIDED WITHIN & LINES OF PHASE II MULTI-FAMILY AS PER UDC AS SHOWN IN PLAN.

THIS DEVELOPMENT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE LONGHORN, TEXAS U.S.G.S. QUAD. MAPS.

BASIS OF BEARING IS BALVERDE ROAD R.O.W. MAP DATED DEC. 1, 1988.

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL #40000002, DATED JANUARY 4, 1984.

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC ARTICLE 5, REVISION 20-35-506(G).

ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 30-504(B)(3).

IF, IN THE COURSE OF CONSTRUCTION, A PREVIOUSLY UNKNOWN ARCHAEOLOGICAL SITE IS DISCOVERED, THEN CONSTRUCTION MUST CEASE AND THE MHD NOTIFIED.

PHASE I, II, AND IV WILL HAVE COMMON ACCESS AND WILL HAVE APPROPRIATE LOT TURN LIMITS ALONG BALVERDE ROAD.

GREEN BELT / OPEN SPACE SHALL BE PLATTED WITH PHASE I - UNIT 1 OR PHASE II AT THE TIME OF PLATTING.



DENOTES PROPOSED TRAFFIC ROUTES



DENOTES APPROX. LOCATION OF ACCESS POINTS



DENOTES APPROX. LOCATION OF FEMA FLOOD PLAN

# TUSCAN RIDGE

## A MASTER PLANNED RESIDENTIAL, MULTI-FAMILY, OFFICE AND COMMERCIAL COMMUNITY MASTER DEVELOPMENT PLAN (63.16 ACRES)

PLAN No.

PHASE	AC	LOTS	DWELLING UNITS	OPEN SPACE	LOTS/AC	DWELLING UNITS/AC
1	28.40	158	119	10.56	4.19	4.19
2	27.39	-	680	-	0.04	24.89
3	4.25	-	-	-	0.24	-
4	2.92	-	-	-	0.24	-
TOTAL	63.16	158	799	10.56	1.95	-

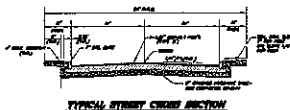
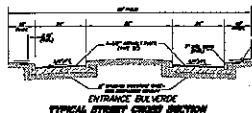
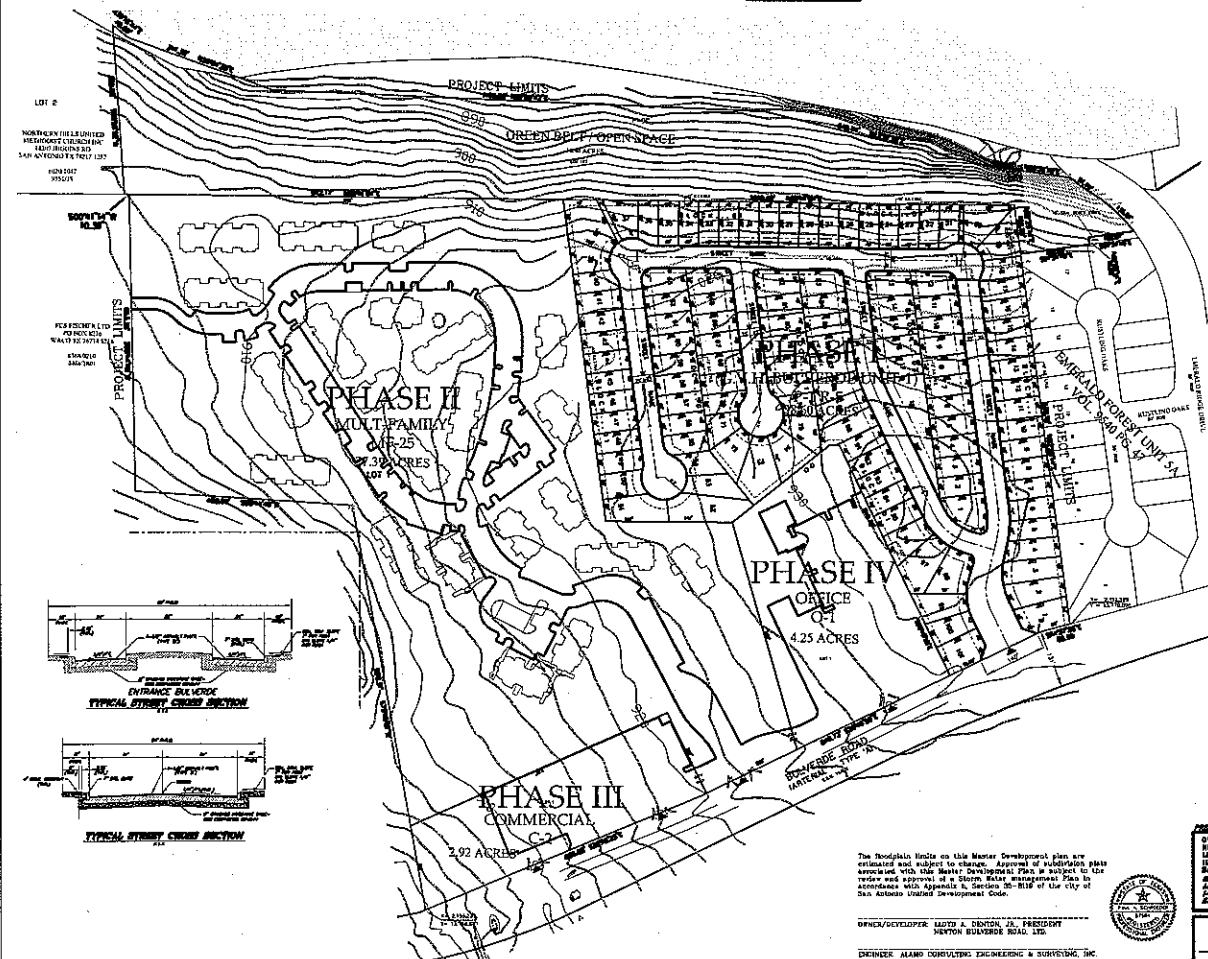
PHASE	AC	EST. CONST. START DATE	AC
1	28.40	08/00	28.40
2	27.39	12/00	27.39
3	4.25	01/01	4.25
4	2.92	01/01	2.92

REVISIONS	DATE	BY	DESCRIPTION
1	01/00	ALAN	INITIAL DESIGN
2	01/00	ALAN	REVISED PLAN
3	01/00	ALAN	REVISED PLAN
4	01/00	ALAN	REVISED PLAN

**ALAN**  
COMMUNITY ENGINEERING & SURVEYING, INC.  
100 HENDERSON BLVD., STE. 200, SAN ANTONIO, TX 78203  
PHONE: (214) 347-0001 FAX: (214) 347-0002

**MASTER DEVELOPMENT PLAN**  
**TUSCAN RIDGE**  
CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS

DATE: 01/00  
SCALE: AS SHOWN  
SHEET: 1 OF 1  
PAGE: 1 OF 1



The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision shall be subject to the Master Development Plan as subject to the review and approval of a Storm Water Management Plan in accordance with Appendix B, Section 30-510 of the City of San Antonio Unified Development Code.

DESIGNED/DEVELOPED: ALAN COMMUNITY ENGINEERING & SURVEYING, INC.  
DESIGNER: ALAN COMMUNITY ENGINEERING & SURVEYING, INC.



APPROVED: JANUARY 24, 2000  
CITY ENGINEER: NORTON BALVERDE ROAD, LTD.  
CITY ENGINEER: NORTON BALVERDE ROAD, LTD.  
CITY ENGINEER: NORTON BALVERDE ROAD, LTD.  
CITY ENGINEER: NORTON BALVERDE ROAD, LTD.

LAND DEVELOPMENT SERVICES DIVISION

05 DEC 14 PM 4:11

RECEIVED

# TUSCAN RIDGE

PLAN No.

A MASTER PLANNED  
RESIDENTIAL,  
MULTI-FAMILY, OFFICE  
AND COMMUNITY MASTER  
DEVELOPMENT PLAN  
(63.16 ACRES)

REVISIONS



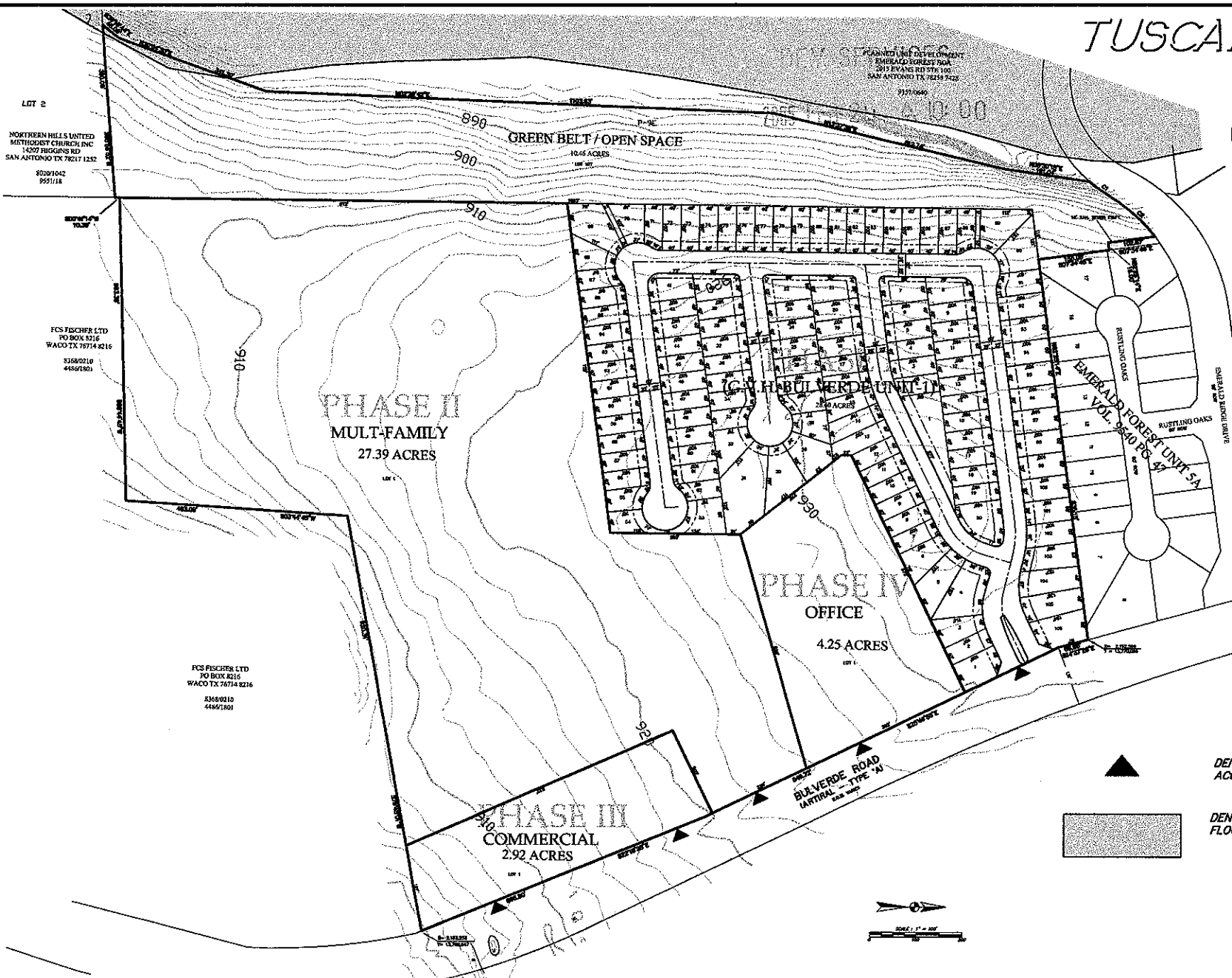
**ALAMO**  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
140 HEMER RD. STE. 617, SAN ANTONIO, TX. 78222  
PHONE: (210) 224-0081 FAX: (210) 224-3055

MASTER DEVELOPMENT PLAN

TUSCAN RIDGE

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

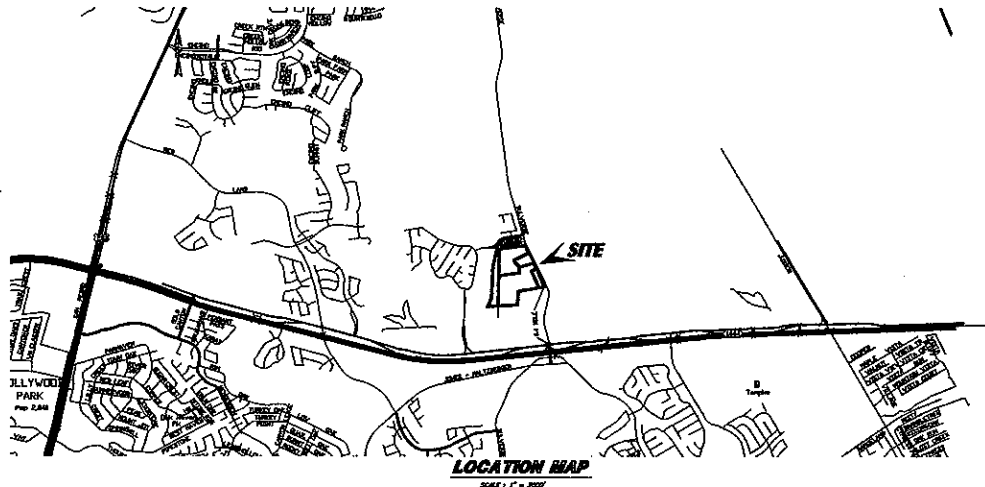
JOB NO. 880  
DATE: 11-1-88  
BY: A/E  
CHECKED: A/E  
DESIGNED: A/E  
PLOTTER: JMS  
SHEET: 2 OF 2  
PAGE: 2 OF 2



# TUSCAN RIDGE

## A MASTER PLANNED COMMUNITY

### MASTER DEVELOPEMENT PLAN



63.16 ACRES TOTAL

A MINIMUM OF TWO OFF-STREET PARKING SPACES BE PROVIDED FOR EACH LOT. COMMERCIAL/MULTI-FAMILY SHALL BE IN COMPLIANCE WITH THE U. D. C.

10.46 AC. OF PASSIVE OPEN SPACE TO BE PROVIDED.

THIS DEVELOPMENT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE LONGHORN, TEXAS U. S. G. S. QUAD. MAPS.

BASIS OF BEARING IS BULVERDE ROAD R. D. W. MAP DATED DEC., 1985.

THIS TRACT IS WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 49029C0281F, DATED JANUARY 4, 2002.

SIDEWALKS WILL BE INSTANT IN THE PUBLIC R. D. W. PER UDC ARTICLE 5, DIVISION 2: 35-506(C)

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	08/05	28.60
2	12/05	27.39
3	06/06	2.32
4	12/06	4.85

SUMMARY TABLE						
PHASE	AC.	LOTS	DWELLING UNITS	OPEN SPACE	LOTS/AC	DWELLING UNITS/AC
1	28.60	127	126	10.46	4.44	4.41
2	27.39	1	680	-	0.04	24.83
3	2.32	-	-	-	0.34	-
4	4.85	1	-	-	0.24	-
TOTAL	63.16	130	806	10.46	2.06	-

00 10:24 A 10:00

DEF. SERVICES

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 55-B119 of the city of San Antonio Unified Development Code.

OWNER/DEVELOPER: LLOYD A. NORTON, JR. PRESIDENT  
NORTON BULVERDE ROAD, LTD.

ENGINEERS: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



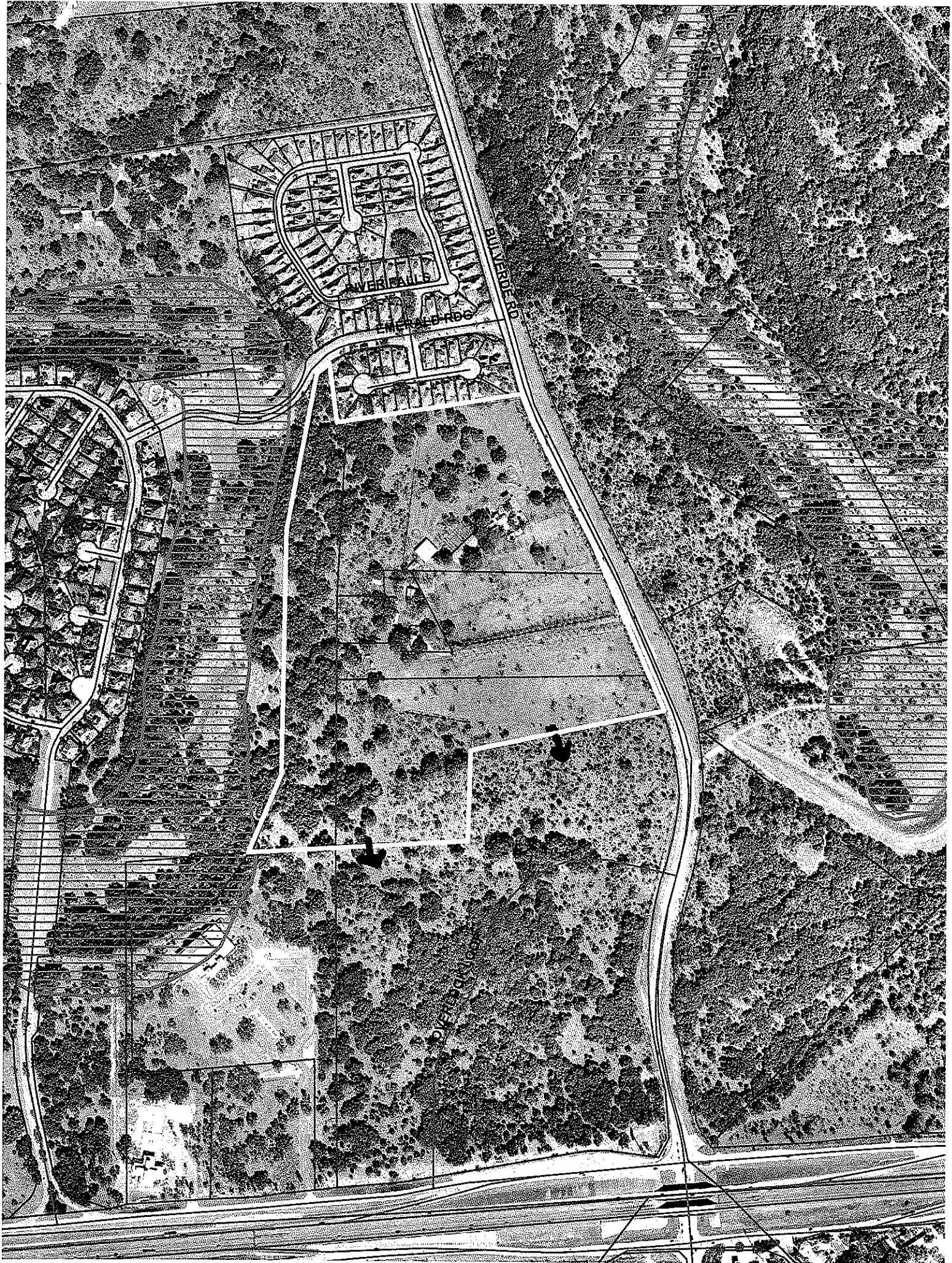
PREPARED: JANUARY 26, 2005

OWNER/DEVELOPER:  
NORTON BULVERDE ROAD, LTD.  
LLOYD A. NORTON, JR. PRESIDENT  
11101 BATES LANE SUITE 100  
SAN ANTONIO, TEXAS 78258

ENGINEERS:  
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
140 HENDER ROAD SUITE 217  
SAN ANTONIO, TEXAS 78258

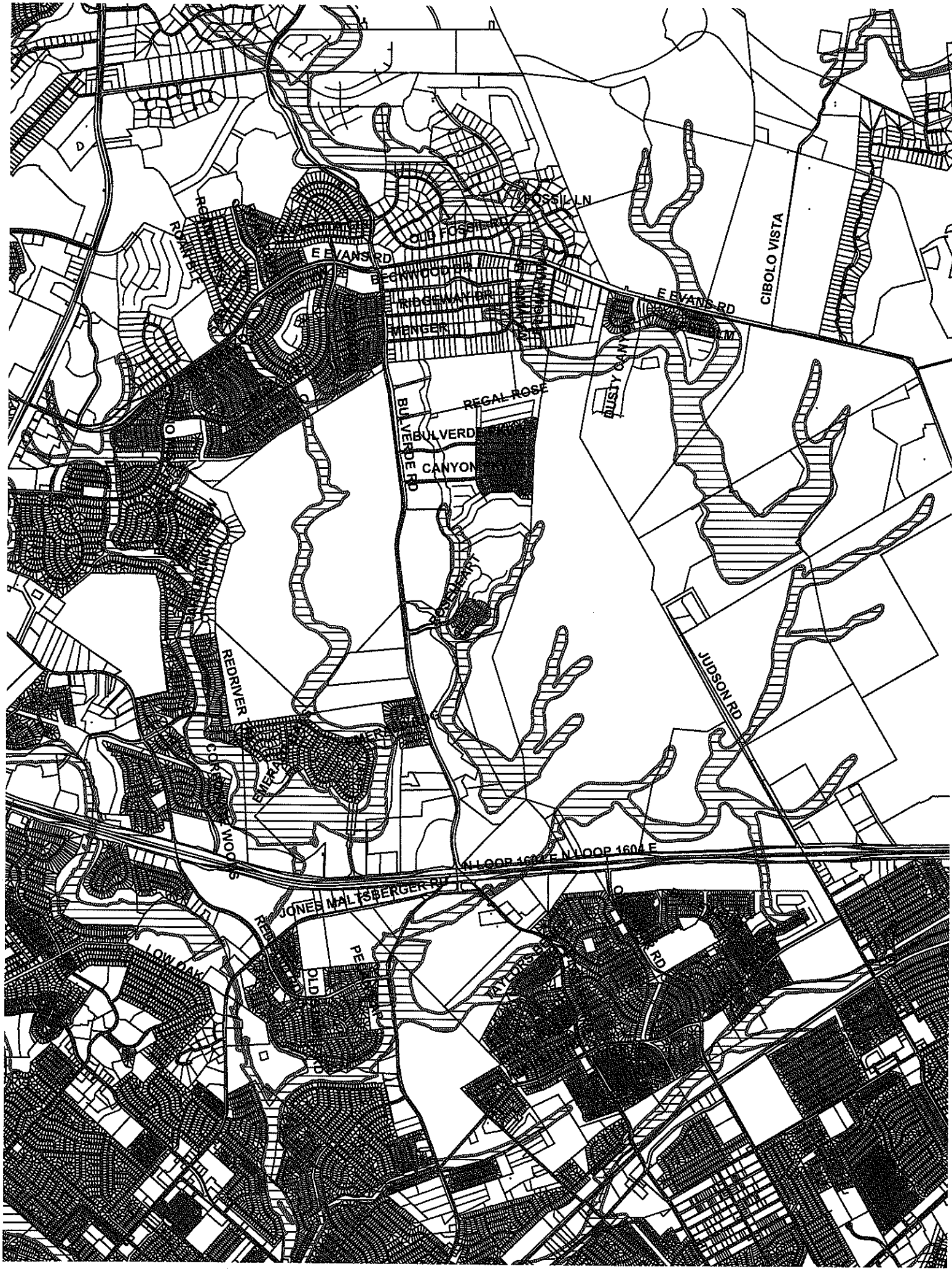
PLANNING DIRECTOR OR ASSISTANT

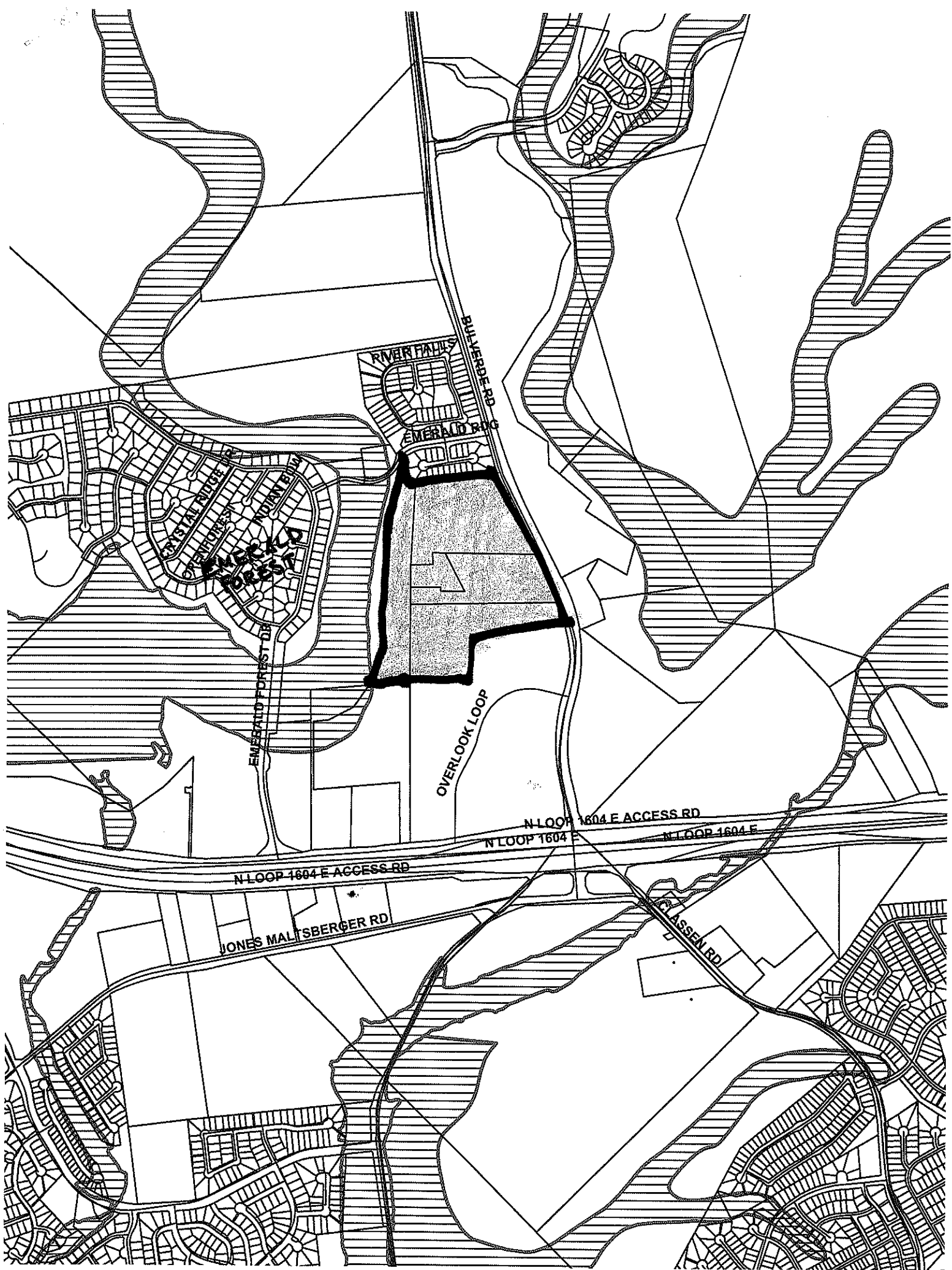
PAGE 1 OF 2















**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: January 24, 2005

**Case Manager:**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Rural Development (RD)

☐ Farm and Ranch (FR)

☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or*

Project Name: TUSCAN RIDGE

Owner/Agent: Newton Bulverde Rd., Ltd. Phone: 210-828-6131 Fax: 210-828-6137

Address: 11 Lynn Batts Ln., Suite 100 San Antonio, TX Zip code: 78218

Engineer/Surveyor: Alamo Consulting Eng. & Surveying, Inc. Phone: 210-828-0691 Fax: 210-824-3055

Address: 140 Heimer Road, Suite 617 San Antonio, TX Zip code: 78232

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

February 23, 2004





**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**  
**APPLICATION**



Date: January 24, 2005

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>  <div style="font-size: 2em; font-family: cursive;">MPP 853</div>
--	---

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Farm and Ranch (FR)

- ☐ Rural Development (RD)  
☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with Development Services, **MDP Division Request for Review form** (attached) for respective departments or*

Project Name: TUSCAN RIDGE

Owner/Agent: Newton Bulverde Rd., Ltd. Phone: 210-828-6131 Fax: 210-828-6137

Address: 11 Lynn Batts Ln., Suite 100 San Antonio, TX Zip code: 78218

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Address: 140 Heimer Road, Suite 617 San Antonio, TX Zip code: 78232

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

February 23, 2004

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

63.16 acres of land out of the George Voss Survey No. 3401/2, Abstract 788, New City Block 34955, in the City Of San Antonio, Bexar County, Texas.

Existing zoning: Phase I – P1- R5, Phase II – MF-25, Phase III – C-2, Phase IV – 0-1 Proposed zoning: N/A

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: Phase I-126 residential lots, 1 open space = Total 127 Lots.

Phase II, 1 multi-family lot, 680 residential dwelling units. Phase III, 1 commercial lot, 0 residential dwelling units.

Phase IV, 1 commercial lot, 0 residential dwelling units.

Total Number of lots: 130 divided by acreage: 63.16 = Density: 2.05

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 10 School District: NEISD Ferguson map grid: 518 B3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? NO

Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

2005 FEB 24 A 10:00  
DEV. SERVICES

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

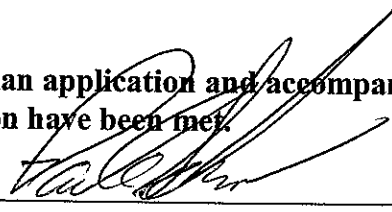
(Continued)

- ☒ Traffic Impact Analysis (section 35-502). **PREVIOUSLY APPROVED DURING ZONING OF THIS SITE**
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the TUSCAN RIDGE Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: PAUL A. SCHROEDER

Signature: 

Date: January 24, 2005

Phone: 210-828-0691

FAX: 210-824-3055

E-mail: PAS@ACES-SA.COM

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

February 23, 2004

Page 5 of 5



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

Streets



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ismael B. Segovia, Planner II (Odd file Number)  
(210) 207-7207, isegovia2@sanantonio.gov

(Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)     | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                  | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                         | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                            | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: \_\_\_\_\_

(Check One)

Project Name: \_\_\_\_\_ File# \_\_\_\_\_

Engineer/Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Person Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

*(1) Master Development, (1) Major thoroughfare,*

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies*

May 1, 2005

Page 1 of 2

Due 3/13/06

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks – Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Bicycle Plan                |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Other: _____                                    |  |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

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Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

May 1, 2005

Page 2 of 2



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

San 3



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
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☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: January 24, 2005

(Check One)

Project Name: TUSCAN RIDGE

File# \_\_\_\_\_

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP  
Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV SERVICES  
2005 FEB 24 10:00

SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES  
2005 MAR -1 P 1:15



☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Tuscan Ridge MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Additional Comments:**

Signature Karl M. Miller Title Manager Date 4-7-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Date: January 24, 2005**

(Check One)

**Project Name:** TUSCAN RIDGE **File#** \_\_\_\_\_

**Engineer/Surveyor:** ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

**Address:** 140 Heimer Rd., Suite 617 San Antonio, Texas **Zip Code:** 78232

**Phone:** 210-828-0691 **Fax:** 210-824-3055

**Contact Person Name:** Paul A. Schroeder **E-mail:** pas@aces-sa.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

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February 23, 2004

Page 1 of 2

10-01-01 10-01-01

DEVELOPMENT SERVICES

## REQUEST FOR REVIEW

(Cont.)

- ☒ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☐ Bexar County Public Works
- ☐ Other: \_\_\_\_\_

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: 1.) CONDENSE BOTH SHEET INTO (1) ONE SHEET.

2.) LABEL "MDP-LIMITS" AROUND PROJECT & MAKE LINE DARKER

3.) PROVIDE PROTECTION OF STREETS TO THE SOUTH OF THE PROPERTY.

AS SHOWN ON THE RED LINES.

4.) PLACE NOTE: FOR FLOOD PLAIN PLATTING.

5.) THE REQUIRED CONNECTIVITY RATIO IS ~~0.42~~ <sup>1.2 proposed</sup> ~~1.2~~ <sup>1.142</sup>

6.) SHOW THE DIMENSIONS AT THE ACCESS.

RSL

Signature

Plummer II

Title

3/3/05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



M. T. P.  
City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
    ☐ Urban Development (UD)   ☐ Rural Development (RD)  
    Farm and Ranch (FR)       ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
    Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_
- Public Hearing ☐ Yes ☐ No  
                    ☐ Major ☐ Minor

Date: **January 24, 2005**

(Check One)

Project Name: TUSCAN RIDGE File# \_\_\_\_\_

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

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Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES

2005 FEB 24 A 10:03



## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare                   | <input type="checkbox"/> Traffic T.I.A.              |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

### City of San Antonio Development Services Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

LABEL \*PS "PRIMARY ARTERIAL TIA"

RPH

Signature

Planner II

Title

3/3/05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

Disability



Approved

3.1.05

Case Manager

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
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☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)
- ☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: January 24, 2005

(Check One)

Project Name: TUSCAN RIDGE

File# \_\_\_\_\_

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232

Phone: 210-828-0691 Fax: 210-824-3055

Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP  
Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

DEV. SERVICES

2005 FEB 21 A 10:00

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

**Comments:**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

*Cl. Max Donald*

## Signature

# Planner II

# THE

3.105

**Date**

**Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.**



City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**

Saw 3



Case Manager

Robert Lombroso, Planner II (Even File number)  
(210) 207-5014, rlombroso@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
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☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_
- Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

0503002

Date: January 24, 2005

(Check One)

Project Name: TUSCAN RIDGE File# \_\_\_\_\_  
Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.  
Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232  
Phone: 210-828-0691 Fax: 210-824-3055  
Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com

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Division Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES  
2005 MAR - 1 P 1:15



☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Tuscan Ridge MDP #? was provided. However,  
please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation  
will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

Additional Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Karl M. Miller  
Signature

Manager  
Title

4-7-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



RECEIVED  
City of San Antonio  
Development Services Department  
Master Development Plan  
Completeness Review  
SERVICES DIVISION  
AND DEVELOPMENT  
SERVICES DIVISION



This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #:

Plat Name: TUSCAN RIDGE

Project Engineers/Surveyors or Firm Name: ALAMO CONSULTING ENG. & SURVEYING, INC.

Address: 140 Heimer Rd., #617 San Antonio, TX 78232

Phone # 210-828-0691 Fax #: 210-824-3055 E-mail: pas@aces-sa.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)

• (Plats Only):

2 copies (folded) with Master Development Plan Section Request for Review form (attached):  
(1) Master Development, (1) Major thoroughfare,

• (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan                                    | <input checked="" type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare   | <input checked="" type="checkbox"/> Traffic T.I.A.              |
| <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks)                              | <input checked="" type="checkbox"/> Parks - Open space          |
| <input checked="" type="checkbox"/> Zoning   | <input checked="" type="checkbox"/> Fire Protection             |
| <input checked="" type="checkbox"/> SAWS Aquifer   | <input checked="" type="checkbox"/> Bexar County Public Works   |
| <input checked="" type="checkbox"/> Storm Water Engineering                                    | <input checked="" type="checkbox"/> Other: _____                |

☒ Accepted

☐ Rejected

Completeness Review By: Justin D. Wiley Date: \_\_\_\_\_

February 23, 2004

Page 1 of 1

2005 FEB 21 A 10:00  
DEV SERVICES

- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffing (if applicable)
2. Sensitive Recharge Features and Buffing (if applicable)
3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- **Storm Water Engineering** approves with the following conditions:  
Onsite detention is required due to adverse impact downstream of this development.
- **The Development Services TIA Division** has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Tuscan Ridge MDP. The analysis is in compliance with TIA Ordinance 91700.

The Tuscan Ridge Development is located in northern San Antonio on Bulverde Road between Emerald Ridge Drive and Loop 1604. The Tuscan Ridge Development, consists of 27.39 acres of multi-family development (680 units), 28.6 acres of residential development (120 lots), 4.25 acres of office development and 2.92 acres of commercial development. The 63.16 acres has approximately 1600 feet of frontage on Bulverde Road. Loop 1604 provides regional access to the Tuscan Ridge Development and Bulverde Road provides primary access to the Tuscan Ridge Development.

The proposed development is projected to generate 740 PM peak hour trips with a total of approximately 7,592 average daily trips. The development is projected to "build out" by the year 2010.

The following on-site improvements, as well as, improvements along the project limits are required and shall be provided by the developer at the time of plating the Tuscan Ridge Development, at no cost to the City of San Antonio:

- **Bulverde Road** - The Developer shall dedicate 60 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Primary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1600-feet as indicated by submitted TIA.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- The developer shall be responsible for upgrading the intersection of Bulverde Road and Street A/ Street B. This includes sufficient left-turn storage lanes (minimum 300-feet) on northbound Bulverde Road, with a bay taper and transition (120-feet) (UDC - 35-506, (m), (2), a right-turn deceleration lane (southbound Bulverde Road) with a storage lane (100-feet) and bay taper and transition (120-feet) as it relates to the submitted TIA, (UDC - 35-502 (a)(7), subsection C and traffic signals when warranted. Traffic Signals shall be reviewed and approved by Public Works - Traffic. Driveways for Phase III and Phase IV shall be reviewed during building permits.
- The developer/property owner at the time of Building Permits shall comply with UDC 35-506 (d), (9) Substandard existing Streets - Where subdivisions are adjacent to existing Streets and right-of-way widths of those existing Streets are less than the minimum right-of-way widths as set out in this chapter for all Streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this Chapter abutting the development. The provisions of this subsection shall not apply within the Infill Development Zone ("IDZ"). Curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on sub-standard width existing streets at the time of building permit. .
  - All access driveways shall provide clear sight distance along Bulverde Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

***It should be understood that the submitted TIA concurrent with the proposed Tuscan Ridge Development is a conceptual plan and therefore this document does not represent an approval for the internal street plan.*** Site circulation is important for this proposed development. Reduced number of driveways on Bulverde Road and cross access between the multi-family, office and commercial is required in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal or external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code Section for streets and drainage will be complied with at the time of platting.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- The **Bexar County Infrastructure Services Department** has reviewed the Master Development Plan for the Tuscan Oaks Subdivision and cites the following.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Schroeder  
Page 5  
December 19, 2005

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan, Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

  
**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

cc: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering



**ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

RECEIVED

05 MAY 11 PM 2:15

LAND DEVELOPMENT  
SERVICES DIVISION

May 10, 2005

City of San Antonio  
Roderick J. Sanchez, AICP  
Assistant Director of Development Services  
P.O. Box 839966  
San Antonio, TX 78298-3966

DEV. SERVICES  
2005 MAY 16 A 8:14

**RE: TUSCAN RIDGE SUBDIVISION MDP**

Dear Mr. Sanchez:

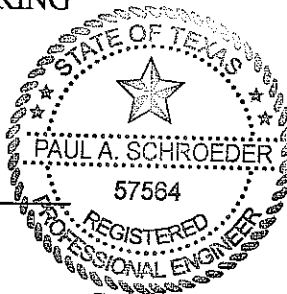
On behalf of the developer we are hereby requesting a six (6) month time extension to the processing for the above referenced master development plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. There are various issues concerning this project that require additional time to resolve with the City for approval of this MDP.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING  
& SURVEYING, INC.

Paul A. Schroeder, P.E., R.P.L.S.



XC: Michael Herrera, CSA Development Services

Job File No. 106010.00



# MDP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Monday, December 05, 2005 4:24 PM  
**To:** 'HAROLD'  
**Cc:** Robert Lombrano  
**Subject:** RE: Tuscan Ridge MDP 853

Harold,

Master Development Plan: Disapproved

1. Place a note on the plans specifying that the: Green Belt/ Open Space shall be platted with Phase I - unit 1 and Phase II at the time of Platting
2. The dimensions can not be seen at the entrance of Phase I.
3. On the legend describe what the arrows to the south of the project denote? to undeveloped property. Provide projection of Roadway to undeveloped property, as per UDC 35-506(e)(2)
4. Place dimensions on two corners of the project to Bulverde Road. The dimensions on Bulverde Road can barley be seen.

Thanks

**Robert L.Lombrano**

**Planner II**

Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** HAROLD [mailto:hcar@aces-sa.com]  
**Sent:** Monday, December 05, 2005 3:55 PM  
**To:** Robert Lombrano  
**Subject:** Tuscan Ridge MDP

Robert, any update on the MDP approval?

Thanks,

Harold Carrion  
Engineering Technician  
140 Heimer Rd. Suite 617  
San Antonio, Texas 78232  
210.828.0691  
[hcar@aces-sa.com](mailto:hcar@aces-sa.com)

12/05/2005

# Historic

Robert Lombrano

---

**From:** Kay Hinds  
**Sent:** Monday, June 27, 2005 3:04 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'pas@aces-sa.com'  
**Subject:** Tuscan Ridge MDP

**Importance:** High

**APPROVED**

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Tuscon Ridge  
MDP.doc

**CITY OF SAN ANTONIO PLANNING DEPARTMENT**  
**Interdepartmental Correspondence**

To: Michael Herrera

From: Kay Hinds, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Tuscan Ridge

Date: 6-27-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex appears to be located within the project area. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

**Robert Lombrano**

MDP/MTF

**From:** Robert Lombrano  
**Sent:** Thursday, March 03, 2005 3:06 PM  
**To:** 'pas@aces-sa.com'  
**Cc:** Robert Lombrano  
**Subject:** Tuscan Ridge

**Paul,**

**Major Thoroughfare Plan: Approved 3/3/2005**

**Master Development Plan: Disapproved 3/3/2005**

- 1. Condense both sheets into one (1) sheet.**
- 2. Label the "Project Limits" and make the line Darker.**
- 3. Provide Projection of Streets to the south of property as shown on the red lines.**
- 4. The required Connectivity Ratio is 1.2 , the MDP has 1.142 which does not the Ratio.**
- 5. Show the dimensions at the entrance of the project.**
- 6. Show the zoning on the MDP, R4 ?, MF-33 ?, C2 ?, Etc.**

**Thank you**

**Robert L.Lombrano**  
**Planner II**  
**Development Services Department**  
**207-5014**  
**rlombrano@sanantonio.gov**

**Robert Lombrano**

Historic

**From:** Kay Hinds  
**Sent:** Monday, June 27, 2005 3:04 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'pas@aces-sa.com'  
**Subject:** Tuscan Ridge MDP

**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Tuscon Ridge  
MDP.doc

# Storm Water

Robert Lombrano

---

**From:** Junaid A Malik  
**Sent:** Wednesday, November 30, 2005 1:03 PM  
**To:** 'pas@aces-sa.com'; Robert Lombrano  
**Cc:** Michael Herrera; Sam Dent  
**Subject:** Tuscan Ridge MDP



COSADOCS-#3336  
38-v1-Tuscan\_Rid...

**APPROVED**

ok

SAWS

**Robert Lombrano**

---

**From:** Karen.Stahn@saws.org

**Sent:** Thursday, April 07, 2005 1:59 PM

**To:** Robert Lombrano

**Cc:** pas@aces-sa.com

**Subject:** SAWS Aquifer Protection & Evaluation Review for "Tuscan Ridge MDP"

Attached is our review for the above project.

Karen Stahn

APPROVED

Resource Data Coordinator

Aquifer Protection & Evaluation Section

San Antonio Water System

(210) 704-7306



# City of San Antonio

## Interdepartmental Correspondence Sheet

**TO:** Robert Lombrano, Planner II

---

**FROM:** Junaid Malik, E.I.T.

---

**COPIES TO:** Michael Herrera, Sam Dent, P.E., Paul A. Schroeder, P.E.,  
File

---

**SUBJECT:** Tuscan Ridge MDP  
*Elm Waterhole Creek Watershed*

---

November 30, 2005

Storm Water Engineering has reviewed this MDP submittal. This MDP can be released with the following condition.

- Onsite detention is required due to adverse impact downstream of this development.

Junaid Malik, E.I.T.  
Storm Water Engineering

Storm Water

**Robert Lombrano**

---

**From:** Robert Browning  
**Sent:** Tuesday, April 26, 2005 10:49 AM  
**To:** Robert Lombrano  
**Subject:** MDP for Tuscan Ridge Subdivision- DO NOT RELEASE

Robert-

Attached are comments regarding the above MDP submittal, as are being faxed to the Engineer. This MDP is NOT RELEASED by this department. Let me know if you have any questions.



MDP\_Tuscan\_Ridge  
\_stmwtr review...

Sincerely,

Robert J. Browning, P.E. (Bob)  
Storm Water Engineer  
City of San Antonio, Storm Water Utility  
210.207.5032  
Fax 207.6553



# CITY OF SAN ANTONIO

P.O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

April 26, 2005

Alamo Consulting Engineering and Surveying, Inc.  
140 Heimer Rd., Ste. 640  
San Antonio, Tx. 78232  
Phone: (210) 828-0691  
Fax: (210) 824-3055

**ATTN: Paul Schroeder, P.E.**

**RE: Master Development Plan (MDP) for Tuscan Ridge Subdivision**

Mr. Schroeder:

I have completed my review of your January 24 Drainage Report submittal associated with the above referenced project. This department does not release this MDP submittal. Please address the following comments:

1. Adverse impact of ultimate development of tributary areas on property, structures, and drainage systems downstream within a distance of 2000-feet of the subject property should be discussed.
2. Clearly annotate the subject site, the drawing scale, and flow paths to a minimum of 2000-feet downstream on the submitted USGS exhibit(s).
3. Submit hydrologic runoff and hydraulic capacity calculations to show that existing and/or proposed drainage systems along these 2000-foot paths have the capacity to accept the expected 100-year ultimate development runoff from tributary areas thereto. Specifically, consider any culverts in Emerald Forest Drive as well as the capacity of Bulverde Road. For comparison, also analyze hydraulics under existing development conditions. At a minimum, analyze at least one cross-section at the 2000-foot limit in consideration of current and ultimate development conditions. Submit an off-site drainage area map.
4. Determine the limits of the 100-year floodplain adjacent to the subject site's west property line under ultimate development conditions. Provide runoff and hydraulic calculations to determine the ultimate development floodplain. Provide drainage easements to contain the larger of the 100-year ultimate development floodplain and the 25-year ultimate development floodplain plus required freeboard. (Or dedicate the Green Belt / Open Space area as a Drainage Easement.)

5. We recommend that a note similar to the following be added to the Master Development Plan:

*"Portions of the Greenbelt Area shown hereon are at elevations below the crest of Salado Creek SCS Dam Number 11. Such area is typically reserved for storm water detention during extreme (greater than 100-year frequency) storm events. The City of San Antonio Storm Water Engineering Division (210-207-8052) should be consulted prior to considering any development use changes in this area."*

6. Label drainage easements on the MDP and the Master Drainage Plan. Check the direction of flow of the street near west property line. Should a portion of this street drain to the north?
7. Check the intersection of drainage Areas A, B, and D. Should this be moved toward the proposed street?

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E.  
Storm Water Engineer  
City of San Antonio  
Public Works Department, Storm Water Utility

fc: SC2117

**Robert Lombrano**

STREET/ DRAINAGE

**From:** Sam Dent

**Sent:** Thursday, May 19, 2005 11:25 AM

**To:** PAS@ACES-SA.COM

**Cc:** Robert Lombrano

**Subject:** MDP Review Comments - Tuscan Ridge

See attached.

APPROVED

Sam Dent, P.E.  
Senior Engineer  
DSD - Streets & Drainage  
City of San Antonio

**CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
ENGINEERING – STREETS & DRAINAGE**

**TO:** Paul Schroeder, P.E.  
Alamo Consulting Engineering & Surveying, Inc.

**FROM:** Sam Dent, P.E.  
Senior Engineer

**DATE:** May 19, 2005

**SUBJECT:** MDP Review Comments  
Tuscan Ridge

1. The above referenced MDP is approved with the following conditions:
  - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
  - b. It appears that one of the cul-de-sacs in Phase 1 is greater than 500 feet in length, so it will require a turnaround right-of-way of 120 feet in diameter.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

# TIA

**Robert Lombrano**

---

**From:** Richard Chamberlin  
**Sent:** Tuesday, October 04, 2005 4:47 PM  
**To:** Robert Lombrano  
**Subject:** FW: Tuscan Ridge \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA



Tuscan Ridge MDP  
TIA IN COMPLI...

**APPROVED**

-----Original Message-----

**From:** Richard Chamberlin  
**Sent:** Tuesday, October 04, 2005 4:46 PM  
**To:** 'pas@aces-sa.com'; Robert Lombrano; 'hcar@aces-sa.com'  
**Cc:** Michael Herrera; Marc Courchesne; Richard Chamberlin  
**Subject:** Tuscan Ridge \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA

Please find the attached file for the above referenced Project. The TIA Division has reviewed the MDP and found it to be in compliance with the TIA ordinance.



Tuscan Ridge MDP  
TIA IN COMPLI...

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**

Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Development Services MDP Division

**FROM:** Richard W. Chamberlin – DSD – Traffic Impact Analysis Division

**COPIES TO:** File

**SUBJECT:** Tuscan Ridge Development MDP, Level 2 TIA, 2004TIA0772 (revised)

**DATE:** October 4, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Tuscan Ridge MDP. The analysis is in compliance with TIA Ordinance 91700.

The Tuscan Ridge Development is located in northern San Antonio on Bulverde Road between Emerald Ridge Drive and Loop 1604. The Tuscan Ridge Development, consists of 27.39 acres of multi-family development (680 units), 28.6 acres of residential development (120 lots), 4.25 acres of office development and 2.92 acres of commercial development. The 63.16 acres has approximately 1600 feet of frontage on Bulverde Road. Loop 1604 provides regional access to the Tuscan Ridge Development and Bulverde Road provides primary access to the Tuscan Ridge Development.

The proposed development is projected to generate 740 PM peak hour trips with a total of approximately 7,592 average daily trips. The development is projected to "build out" by the year 2010.

The following on-site improvements, as well as, improvements along the project limits are required and shall be provided by the developer at the time of platting the Tuscan Ridge Development, at no cost to the City of San Antonio:

- Bulverde Road - The Developer shall dedicate 60 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Primary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1600-feet as indicated by submitted TIA.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- The developer shall be responsible for upgrading the intersection of Bulverde Road and Street A/ Street B. This includes sufficient left-turn storage lanes (minimum 300-feet) on northbound Bulverde Road, with a bay taper and transition (120-feet) (UDC - 35-506, (m), (2), a right-turn deceleration lane (southbound Bulverde Road) with a storage lane (100-feet) and bay taper and transition (120-feet) as it relates to the submitted TIA, (UDC - 35-502 (a)(7), subsection C and traffic signals when warranted. Traffic Signals shall be reviewed and approved by Public Works - Traffic. Driveways for Phase III and Phase IV shall be reviewed during building permits.
- The developer/property owner at the time of Building Permits shall comply with UDC 35-506 (d), (9) Substandard existing Streets - Where subdivisions are adjacent to existing Streets and right-of-way widths of those existing Streets are less than the minimum right-of-way widths as set out in this chapter for all Streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this Chapter abutting the development. The provisions of this subsection shall not apply within the Infill Development Zone ("IDZ"). Curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on sub-standard width existing streets at the time of building permit. .

- All access driveways shall provide clear sight distance along Bulverde Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

***It should be understood that the submitted TIA concurrent with the proposed Tuscan Ridge Development is a conceptual plan and therefore this document does not represent an approval for the internal street plan.*** Site circulation is important for this proposed development. Reduced number of driveways on Bulverde Road and cross access between the multi-family, office and commercial is required in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Reviewed by:



Richard Chamberlin, P.E.

Senior Engineer

Development Services Traffic Impact Analysis & Streets Division

ID 2004TIA0772 (revised)

# TIA

**Robert Lombrano**

---

**From:** Richard Chamberlin  
**Sent:** Tuesday, October 04, 2005 4:46 PM  
**To:** 'pas@aces-sa.com'; Robert Lombrano; 'hcar@aces-sa.com'  
**Cc:** Michael Herrera; Marc Courchesne; Richard Chamberlin  
**Subject:** Tuscan Ridge \*\*\*\*\*NO COMMENTS\*\*\*\*\* TIA

Please find the attached file for the above referenced Project. The TIA Division has reviewed the MDP and found it to be in compliance with the TIA ordinance.



Tuscan Ridge MDP  
TIA IN COMPLI...

Richard Chamberlin, P.E.  
Sr. Engineer, Traffic Impact Analysis & Streets  
Development Services Engineering Division  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507

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**CITY OF SAN ANTONIO**  
**Development Services Department**

**Interdepartmental Correspondence Sheet**

**TO:** Michael Herrera, Development Services MDP Division

**FROM:** Richard W. Chamberlin – DSD – Traffic Impact Analysis Division

**COPIES TO:** File

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**DATE:** October 4, 2005

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Reviewed by:



Richard Chamberlin, P.E.

Senior Engineer

Development Services Traffic Impact Analysis & Streets Division

ID 2004TIA0772 (revised)

LA  
**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Tuesday, March 01, 2005 7:54 AM  
**To:** Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'pas@aces-sa.com'  
**Subject:** Tuscan Ridge, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of Tuscan Ridge, MDP. Phase I will require two access points and Level 2 TIA due to 740 PHT's. Please submit 3 copies and a \$800.00 review fee.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

# TIA

**Robert Lombroso**

---

**From:** Marc Courchesne  
**Sent:** Thursday, March 03, 2005 11:13 AM  
**To:** 'Joe Nix'; 'pas@aces-sa.com'; Robert Lombroso; Richard De La Cruz; Marc Courchesne  
**Subject:** RE: Tuscan Ridge, MDP \*\*DISAPPROVAL\*\*

Your right Joe, I found the level II TIA. The TIA shows two streets and the MDP shows five access points. Please pick up redlines. They are in the engineer pick-up box.

**Marc A. Courchesne**  
**Sr. Engineering Technician**  
**Development Services**  
**Engineering Division, TIA**  
**207-7741**

-----Original Message-----

**From:** Joe Nix [mailto:jnix@cectexas.com]  
**Sent:** Wednesday, March 02, 2005 8:46 AM  
**To:** Marc Courchesne  
**Cc:** pas@aces-sa.com  
**Subject:** FW: Tuscan Ridge, MDP \*\*DISAPPROVAL\*\*

Marc,  
There was a Level II TIA report submitted and processed for this property. It was for rezoning the property: Zoning Case Z004119

**Joe F. Nix, P.E., R.P.L.S., P.T.O.E**  
**Senior Traffic Engineer**  
**CIVIL ENGINEERING CONSULTANTS**  
**11550 IH 10 West Suite 395**  
**San Antonio, TX 78230-1037**  
**Tel: 210.641.9999**  
**Fax: 210.641.6440**  
**Email: jnix@cectexas.com**

-----Original Message-----

**From:** Paul [mailto:pas@aces-sa.com]  
**Sent:** Tuesday, March 01, 2005 12:12 PM  
**To:** Joe Nix  
**Cc:** STEVE  
**Subject:** FW: Tuscan Ridge, MDP \*\*DISAPPROVAL\*\*

Joe,  
Don't we already have an approved TIA for this one that was submitted for a zoning case?

**Paul A. Schroeder, P.E., R.P.L.S.**

**ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.**  
140 Heimer Rd., Ste. 617  
San Antonio, TX 78232  
210.828.0691 (p)  
210.824.3055 (f)

**-----Original Message-----**

**From:** Marc Courchesne [mailto:mcourchesne@sanantonio.gov]  
**Sent:** Tuesday, March 01, 2005 7:54 AM  
**To:** Robert Lombrano; Richard De La Cruz; Marc Courchesne;  
pas@aces-sa.com  
**Subject:** Tuscan Ridge, MDP **\*\*DISAPPROVAL\*\***

**TIA recommends the disapproval of Tuscan Ridge, MDP. Phase I will require two access points and Level 2 TIA due to 740 PHT's. Please submit 3 copies and a \$800.00 review fee.**

**Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741**

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Robert Lombrano

# ZONING

---

**From:** Christopher Looney  
**Sent:** Tuesday, March 29, 2005 11:38 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera  
**Subject:** Tuscan Ridge MDP

Tuscan Ridge MDP

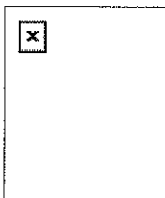
**Zoning: Approved**  
**PUD R-5 ERZD, O-1 ERZD, MF-25 ERZD, and C-2 ERZD**

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*

# TREE'S

**Robert Lombrano**

**From:** Joan Miller  
**Sent:** Tuesday, November 22, 2005 10:59 AM  
**To:** 'HAROLD'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** Tuscan Ridge MDP - approval



## CITY OF SAN ANTONIO

P. O. BOX 839966  
 SAN ANTONIO TEXAS 78283-3966

Date: 11/16/05

Subject: Master Development Plan – Tuscan Ridge

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards (existing ROW on Bulverde – appears that existing trees may meet criteria)
- 2003 Tree Preservation ordinance

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

It is recommended that a Master Tree Permit be obtained for the entire residential, multi-family and commercial projects included in this MDP. A tree stand delineation that includes preservation of the entire greenbelt with the understory left intact would meet the preservation requirement for the site and likely provide enough excess preservation to cover the mitigation of removed heritage trees (identified in the field as live oak, mesquite and Texas persimmon). Fees for the Master Tree Permit would cover all tree permit fees through the building permit stage.

11/22/2005

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

*Joan Miller*  
Administrative Assistant II

TREE'S

Robert Lombroso

---

**From:** Mark C. Bird  
**Sent:** Tuesday, March 01, 2005 4:52 PM  
**To:** 'pas@aces-sa.com'  
**Cc:** Robert Lombroso; Michael Herrera; Debbie Reid  
**Subject:** Tuscan Ridge disaprvl



Tuscan Ridge  
disaprvl.doc



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 3/1/05

Subject: **Master Development Plan Tuscan Ridge, A/P#1091088**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other \_\_\_\_\_

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

Parks.

**Robert Lombrano**

---

**From:** Ismael Segovia  
**Sent:** Wednesday, September 21, 2005 11:04 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Michael Herrera; Robert Lombrano  
**Subject:** Tuscan Ridge MDP



MDP Tuscan Ridge  
Memo.doc

**APPROVED**

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

# **CITY OF SAN ANTONIO**

## **PARKS AND RECREATION DEPARTMENT**

### **Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano, Planner II, Development Services Department  
**SUBJECT:** Tuscan Ridge Master Development Plan

**DATE:** September 21, 2005

I recommend approval of the Tuscan Ridge Master Development Plan.

Tuscan Ridge is a proposed subdivision of 119 single-family dwelling units and 680 multi-family dwelling units. Per UDC section 35-503(b) Table 503-1 single-family development is required to provide 1 acre of open/park space per 70 dwelling units and multi-family development is required to provide 1 acre of open/park space per 114 dwelling units. The total open/park space required is 7.7 acres. Tuscan Ridge provides 10.5 acres, thus meeting UDC requirements.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

Robert Lombrano

PARKS

**From:** John McDonald  
**Sent:** Monday, March 07, 2005 10:57 AM  
**To:** 'pas@aces-sa.com'  
**Cc:** Robert Lombrano  
**Subject:** Tuscan Ridge MDP



MEMO - MDP  
Tuscan Ridge.doc

DISAPPROVED

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886

**Want to raise smart kids? . . . there's an art to it.**

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!



# **CITY OF SAN ANTONIO**

## **PARKS AND RECREATION DEPARTMENT**

### **Interdepartmental Correspondence Sheet**

**TO:** Paul Schroeder, Alamo Consulting Engineering & Surveying, Inc.

**FROM:** John McDonald, Senior Planner

**COPIES:** Robert Lombrano, File

**SUBJECT:** Tuscan Ridge Master Development Plan

**DATE:** March 7, 2005

I do not recommend approval of the Tuscan Ridge Master Development Plan.

Tuscan Ridge is a proposed multi-use subdivision, which will include a phase 126 single-family residential units with a parkland requirement of 1.8 acres, and one multi-family phase with an estimated 680 residential units and a parkland requirement of 6.0 acres.

Phase 1 (single-family) includes a 10.46 acres listed as "Greenbelt/Open Space" which does not appear to conform with the minimum requirements for parkland pertaining to slopes and access.

Will the multi-family requirement be met within the proposed apartment complex or is the 10.46 acres intended to cover the total requirement?

An Open Space Provision and Maintenance Plan was not submitted. Additionally, \$60.00 of the review fee is still due.

140 Hiemer Rd., Ste. 617  
San Antonio, TX 78232  
Tel: (210) 828-0691  
Fax: (210) 824-3055

RECEIVED



05 DEC 14 PM 4:10  
ACES Consulting Engineering & Surveying, Inc.

# Transmittal

LAND DEVELOPMENT  
SERVICES DIVISION

DATE: Wednesday, December 14, 2005

TO: ROBERT LOMBRANO  
MASTER PLAN CONFORMANCE  
City of San Antonio  
1901 S. Alamo  
San Antonio, Texas 78205

RE: TUSCAN RIDGE MDP

PLEASE FIND: ☐ ATTACHED ☐ UNDER SEPARATE

☒ BLUELINE PRINTS  
☐ XEROX COPIES

☐ MYLAR PRINTS  
☐ SEPIA PRINTS

☐ SPECIFICATIONS  
☐ PLANS

COPIES	DESCRIPTION	LATEST DATE
1	TUSCAN RIDGE - 10 COPY OF MDP, 1- 8.5X11 FOR APPROVAL	12/14/05

12-16-05A07:43 RCVD

TRANSMITTED:

☐ FOR APPROVAL  
☐ AS REQUESTED

☐ REVIEW & COMMENT  
☐ FOR BIDS DUE

☒ FOR YOUR FILE

REMARKS:

TUSCAN RIDGE MDP PLAN - FOR APPROVAL

IF ANY ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO:

DELIVERY METHOD: HAND

REC'D BY:

SIGNED BY:

Harold Carrion  
Engineering Technician  
140 Heimer Rd. Suite 617  
San Antonio, Texas 78232  
210.828.0691 - hcar@aces-sa.com



# CITY OF SAN ANTONIO

December 19, 2005

Mr. Paul A. Schroeder, P.E.

Alamo Consulting Eng. & surveying, Inc.  
140 Heimer Road, Suite 617  
San Antonio, TX 78232

Re: **Tuscan Ridge**

**MDP # 853**

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed **Tuscan Ridge** Master Development Plan **M.D.P. # 853**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **Historic Preservation:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6, 35-630 to 35-634).

The Texas Sites Atlas indicates that no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex appears to be located within the project area. Thus, before any work that might affect the site is begun, qualified professionals should conduct an archaeological/architectural investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed, please call Kay Hinds at 210-207-7306.

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3268247

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 500.00  
INVOICE DATE 2/24/2005  
DUE DATE 2/24/2005

50-05-5574  
NEWTON BULVERDE ROAD, LTD.  
11 LYNN BATTS LANE, STE 100  
SAN ANTONIO, TEXAS 78218

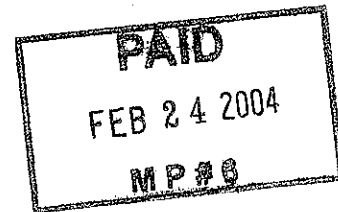
MDP - 853  
PHONE: (210) 828-6131

MDP  
TUSCAN RIDGE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/24/2005	3268247	50-05-5574	2/24/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
50- NEW 11 0	1 012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/24/2005		CK#000129	
END	02/24/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO PAGE 1 OF 1  
DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

Security Features Included

Details on Back

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 SAN ANTONIO, TX 78218  
 (210) 828-6131

International Bank of Commerce  
 San Antonio, TX

000137

CHECK NO.

30-1328/1140

DATE

Feb 3, 2005

CHECK AMOUNT

\*\*\*\*\*\$75.00

**PAY** Seventy-Five and 00/100 Dollars

TO THE  
 ORDER City of San Antonio  
 OF

⑈000137⑈ ⑆114013284⑆

⑆001465991⑈

NEWTON BULVERDE ROAD, LTD.

000137

Check Date: Feb 3, 2005

Check Number: 000137

Check Amount: \$75.00

City of San Antonio

Item to be Paid - Description

020205T

Amount Paid

75.00

TREES

Security Features Included

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 (210) 828-6131

International Bank of Commerce  
 San Antonio, TX

000138

CHECK NO.

30-1328/1140

DATE  
 Feb 3, 2005

CHECK AMOUNT  
 \*\*\*\*\*\$240.00

**PAY** Two Hundred Forty and 00/100 Dollars

TO THE  
 ORDER City of San Antonio  
 OF

⑈000138⑈ ⑆114013284⑆ 6001465991⑈

NEWTON BULVERDE ROAD, LTD.

City of San Antonio

Item to be Paid - Description

020205P

Parks

Check Date: Feb 3, 2005

Check Number: 000138

Check Amount: \$240.00

Amount Paid

240.00

000138

Security Features Included

Details on Back

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SAN ANTONIO, TX 78218  
(210) 828-6131

International Bank of Commerce  
San Antonio, TX

000129

CHECK NO.

30-1328/1140

DATE

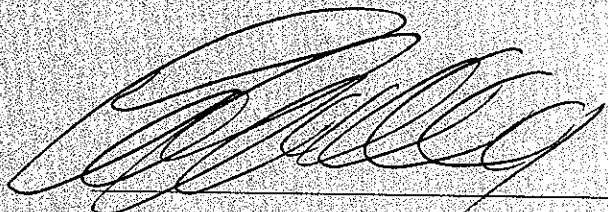
Dec 21, 2004

CHECK AMOUNT

\*\*\*\*\*\$500.00

 **PAY** Five Hundred and 00/100 Dollars

TO THE  
ORDER  
OF  
City of San Antonio



⑈000129⑈⑈114013284⑈ 6001465991⑈

NEWTON BULVERDE ROAD, LTD.

000129

City of San Antonio  
Item to be Paid - Description

Check Date: Dec 21, 2004  
Check Number: 000131  
Check Amount: \$500.00

Amount Paid

122104

500.00

MDP